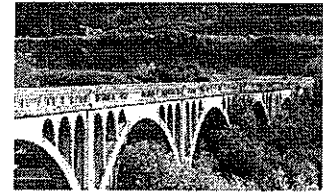


BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



COUNTY OF SAN DIEGO BONSALL COMMUNITY SPONSOR GROUP

REGULAR MEETING MINUTES

TUESDAY, APRIL 7, 2009

Bonsall Community Center
31505 Old River Road
Bonsall, CA 92003

mto 5/16
RECEIVED
MAY 05 2009

**DEPARTMENT OF PLANNING
AND LAND USE**

Administrative Items

- A. Roll:
PRESENT: Morgan, Davis, Lintner, Mallett, Norris, Rosier
ABSENT: None; one vacancy
- B. Corrections to Agenda:
None
- C. Approval of meeting minutes:
The Minutes for the meeting of March 3, 2009 were approved by the members present.
- D. Public Communication:
There was no Public Communication speakers at this meeting.
- E. Reports:
- San Luis Rey Watershed Council: The group has received incorporation status and is applying for nonprofit status with the Federal IRS.
 - General Plan Update: Finishing special plan and community plan
 - Airport Authority: There has been an approval to build more terminals
 - North County Transit District: After one year of the Sprinter opening, following are some statistics – It started with 11,600 riders per day and is now down to 6,890 riders per day; it costs \$19 million per year to operate and the current revenue is \$2.3 million per year.
 - Fire Information: The County of San Diego is taking secondary access to projects very seriously.
 - Water: Gerald Walson from Rainbow Municipal Water District reported that his agency has 7,600 water accounts with agricultural accounting for 80%; 25 – 30,000 acre feet/year are used by these accounts; the district has four reservoirs that hold 1,300 acre feet of water which can cover 20 days of service at the current usage rate; the district is required to cover its reservoirs which is going to be costly and may cause one reservoir to be closed because of its size; The San Diego County Water Authority is scheduled to meet on April 14 to discuss and possibly vote on water cutbacks to its water purveyors.

SPEAKER

CalTrans – Mark Phelan from CalTrans was present to provide an update on the expansion of Highway 76 for two sections: one from Melrose to Mission Ave. and the other from Mission Ave. to I-15.

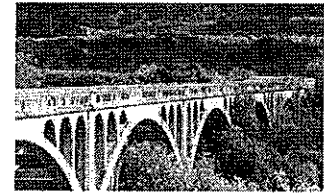


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Melrose to Mission Ave: Construction is scheduled to begin in December of 2009. There is a window of time between September 15 and March 15, which is outside of the bird nesting season, when most construction can move forward. It will take approximately 2.5 years to build. A water quality permit is expected to be obtained within the next two weeks, with additional permits in two months. By June 15 offers to all property owners will be done. The agency has acquired seven of 42 parcels needed for the expansion. This section will cost approximately \$115 million.

Mission Ave. to I-15 (Eastern Project): There were six alternative routes proposed which has been reduced to two routes: a northern route along the current road and a southern route, which would require crossing the San Luis Rey River twice. An Environmental Impact Report is due to be released for public review in December 2009. Construction is slated to begin in 2012 with completion in 2014.

The BCSG requested Mark to return with an update in October 2009.

ACTION ITEMS

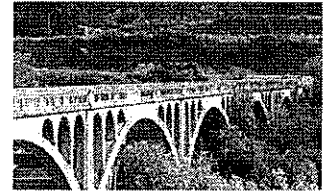
PLANNING AND LAND USE

- A.1. Intersection of Camino Del Rey and Old River Road: A preliminary engineering report has been completed for the construction of this intersection. No four lane roads were requested in order to maintain the rural community character while still providing safety to road users.
- A.2. TPM 2115 Anderson: This is a two-lot split on a 5.9 acre lot. The current land use is agricultural (nursery). The current minimum lot size in this area is two to four acres but under the General Plan Update this area is slated to have four acre minimum lots. This project is requesting lots smaller than four acres.
- A motion was made by Davis to deny the project for the following reasons:
- Lot split does not meet General Plan Update minimum lot size criteria.
 - Insufficient slope analysis – requesting visual verification or slope analysis with the possibility of using aerial topography.
 - Environmental concerns to drainage area.
 - Irregular lot shape which is not consistent with the community plan.
- Second by Lintner; Passed 5-1.
- A.3. TPM 21159 Hefner and Brown: This 57.9 acre parcel located at 31460 Aqueduct Road is requesting a four lot split with one remainder lot. This parcel is extremely slope impacted, and there is no secondary access to Aqueduct Road, a private road. The owner has an option to purchase gate access rights for a secondary access. Some parcels are proposed to be intersected by Aqueduct Road.
- A motion was made by Rosier to continue the project until a County scoping letter is received and for the following reasons:
- Irregular lot shapes.
 - Roads intersecting lots.
 - Need secondary access for fire reasons.
 - Lack of a road maintenance agreement for Via Urner.
- Second by Lintner; Passed 6-0.



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A.4. TM 5381 Merriam Mountains: This project proposes 2,700 homes on the northwest quadrant of the intersection of I-15 and Deer Springs Road. This is an informational presentation to gather feedback from the community. The project released the first public review of the Environmental Impact Report in August 2007. There have been changes to this EIR and the public has the opportunity to comment on these changes to the EIR. Comments are due on April 27, 2009. The revised EIR has the addition of a General Plan amendment to Deer Springs Road which includes the following:

- Reclassification from a four lane to a six lane road.
- Fire station at entry of the project.
- Updated traffic study to include cumulative impacts from surrounding projects and will include noise studies.

Following are the concerns that the BCSG has about the project:

- Project does not meet community character – this is an urban project in a semirural area.
- Road infrastructure is inadequate; there is great concern of the impact to Twin Oaks Valley Road and Deer Springs Road; traffic studies are incomplete.
- Concern of potable water supply availability for a project of this magnitude
- Lack of regional infrastructure including schools (project spans five school districts).
- Fire protection – a fire station is now proposed within the project but still needs to be discussed and approved by the local fire district.

PERMITS AND VARIANCES

No action taken.

ADJOURNMENT

The meeting was adjourned at 9:57 PM



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